

May 9, 2016

Ken Opin
Chair, Plan Commission
Department of Planning & Community & Economic Development
Madison Municipal Building—Suite LL.100
215 Martin Luther King, Jr. Blvd.
Madison WI 53701-2985

Re.: 201 Larkin Street
Application for Demolition Permit

Mr. Opin:

We are writing as residents of the planning area for the Hoyt Park Joint Neighborhood Plan, volunteers who spent a significant amount of time working on this plan and residents who live close to 201 Larkin Street. We have reviewed the application and the amended staff report, which now includes an analysis of the application's compliance with the Neighborhood Plan, and have serious and legitimate concerns with the facts used and the analysis that was done, which have led to a flawed and incorrect conclusion.

Specifically, the analysis in the staff report is flawed in four major areas: 1) the neighborhood character, 2) the size of the home, 3) the design of the home, and 4) the landscaping.

For example, regarding the size and mass of the home, the staff report states:

Staff believes that the proposed demolition and future use is consistent with the Zoning Code, Comprehensive Plan and HPAJNP in that:

Overall, staff believes that the proposed new construction is compatible in scale, mass and bulk with the existing surrounding neighborhood.

There is no data or scale drawings in the application or the staff report that compare the elevation of the proposed home as it faces the street, including overall height, width and area, to the elevations of other homes on similar corner lots nearby or to the other homes on the block or in the area.

Per the application, we know the proposed home has a footprint of 2,806 square feet—not 2,486 as stated in the staff report—including the first floor and garage, and will be built lengthwise on a 9,747 square foot lot.

The home adjacent to 201 Larkin, and immediately to the south, is 217 Larkin. The footprint for this home, including the first floor and garage, is about 900 square feet, and it is on a 13,742 square foot lot.

The next home to the south is 221 Larkin, which is the the largest home on the block with 2,481 square feet of finished space. The footprint for this home is about 1,476 square feet and it is sited on a 13,784 square foot lot with a detached garage behind the home. While this home is unusually large for the area, an addition was put on the rear of the home. The original home as it faces the street is unaltered, so the elevation of this modest 1 ½-story bungalow and the streetscape were unchanged when the addition was added. While the

May 9, 2016
Page 2

total square footage of this home is larger than other homes in the area, the scale, mass and bulk of this home, as viewed from the street, contributes to and is consistent with the character of the neighborhood.

Based on the footprint of the proposed home, it is clearly not compatible in scale, mass and bulk with the existing surrounding neighborhood.

Considering this is just the second application for a demolition permit since the neighborhood plan was approved, the unique circumstances of this site and the application, the failure of staff and the developer to follow the steps and processes in the neighborhood plan and the precedents this project will set for future projects, we are concerned about the application of the standards in the neighborhood plan and their interpretation. It is important that all of the standards in the plan are applied collectively with a thorough and deep understanding of the current conditions in the neighborhood.

The neighborhood has had just a couple of days—a very brief time—to review the new staff report that was amended to include an analysis of the application against the standards in the neighborhood plan and prior to the application being considered by the Plan Commission. This is an issue unto itself.

In discussions with many of the neighbors on the block that are closest to 201 Larkin, they are supportive of a new home on this site and think the application is an attractive home, as we do, but they were unfamiliar with the neighborhood plan, the standards in the plan and how the application for 201 Larkin conforms to the plan or its intent. On May 12 there is a meeting of the neighborhood association where we will be discussing the process for reviewing applications for demolition permits within the neighborhood and this particular application.

In conclusion, we welcome these new neighbors, we want to see a home designed to comply with the standards and intent of the neighborhood plan. We will work diligently with the neighborhood association, the architect and the staff to achieve this in an expeditious manner. To that end, we ask that the Plan Commission refer this to a future meeting so the neighborhood has a reasonable time to analyze and respond to the staff report and that you ask staff and the developer to follow the steps and process that is in the neighborhood plan.

Bev Flanigan
4003 Hammersley Ave

Alex Saloutos
3818 Hammersley Ave

Sue Reynard
325 Westmorland Blvd

cc: Plan Commission
Alder Shiva Bidar-Sielaff, District 5
Alder Tim Gruber, District
Ed Linville, Linville Architects